



Planning Consent Required to Rebuild

My local planning authority states that I need permission to rebuild a semi-detached house on a like-for-like basis. The property is on an unmade road which is the subject of a new street order — so, when planning consent is granted I will have to sign over part of the frontage to my local authority. If one element of the house was left standing and the remainder demolished and rebuilt, would I still need to apply for planning?

Unfortunately yes, you would need to apply for planning permission even if it is a 'like-for-like' dwelling, as this would constitute a replacement dwelling. Similarly, if you were to demolish the existing building in part whilst retaining one element as you suggest, you would also need to obtain planning permission for such development — and consequently have to adhere to the conditions.